



The Elms Staple Hill

£3,230 Monthly
5 Bedroom House

AVAILABLE NOW

**The
Letting
Game**

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5 Bedroom House

- **Furnished**
- **DRIVEWAY**
- **EN-SUITE BATHROOM**
- **LOCAL AMENITIES NEARBY**
- **WALKING DISTANCE TO GLOUCESTER ROAD**
- **CLOSE TO LOCAL HIGH STREET**
- **FOR ACADEMIC YEAR 2024-25**
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DETAILS

Stunning five double bedroom three bathroom house in Staple Hill, offered fully furnished, with white goods included and available from 2nd September 2024.

What's it like?

The property is located in the new Development, The Elms, and is just a short walk from nearby including the shops, restaurants, cafes, pubs and supermarkets on Staple Hill High Street. There are regular bus links nearby travelling in to the City Centre as well as being only three miles drive to Eastgate Retail Park which is home to a Large Tesco's, Asda Living, fast food restaurants and an IKEA. The property is less than ten minutes from UWE's Glenside Campus and is within close proximity to plenty of parks and greens including Hillfields Park and Soundwell Park.

The whole property was completely renovated to an exceptionally high standard throughout in Summer 2023, including a brand new kitchen, three brand new bathrooms each with a smart suite and tasteful tiling in place, new décor including a feature wall in each bedroom and new flooring and carpets throughout. The house has been finished with contemporary fixtures and fittings throughout, including the ceiling lights, TV in each room, bedside lamps, curtains, blinds and stylish furnishings.

The house briefly comprises; a spacious open plan kitchen / dining room with modern fixtures and fittings, the kitchen area is offered with white goods and integrated appliances and has a large dining space, finished with stylish lighting fixtures and a beautiful dining table. The lounge area is furnished accordingly and benefits from having a wall mounted television included and access out to the garden.

There are five double bedrooms spread across three floors, the first two en-suite rooms being on the first floor, one which features a lovely Juliette balcony, three further bedrooms on the second floor and a spacious family bathroom with a bath tub in place and separate shower cubicle. Each bedroom is furnished with a double bed and mattress, desk, chair, bedside table, chest of drawers, drawers, TV mounted to the walls and wardrobe or hanging space. They are finished tastefully with a feature wall each, faux plants, new curtains and bedside lamps.

The property also benefits from having gas central heating, double glazing, storage space, a downstairs WC, a private, paved courtyard garden and two off street parking spaces.

Highlights:

- Renovated in 2023
- Five double bedrooms
- Two en-suite bathrooms
- One main bathroom
- Downstairs WC
- Open plan kitchen / dining
- Close to amenities
- Regular bus links nearby

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